BILL GARRETT, Davidson County
Trans:T20110066537 DEEDWARR
Recvd: 10/25/11 08:02 2 pgs
Fees:13.00 Taxes:555.00

20111025-0082762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2011.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Yunhan Gwo and Peichen Chen 6005 Bradford Hills Drive Nashville, TN 37211	Yunhan Gwo Peichen Chen 6005 Bradford Hills Drive Nashville, TN 37211	172-12-0A-045 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

PAULINE LUCHT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

YUNHAN GWO AND WIFE, PEICHEN CHEN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, Pages 110, 111 and 112, said Registers Office.

SAID Lot No. 56 fronts 78.27 feet on the southerly margin of Bradford Hills Drive and extends back 147.40 feet on the broken easterly line and 124.02 feet on the westerly line to a dead line in the rear measuring 24.22 feet thereon.

Being the same property conveyed to PAULINE W. LUCHT, A SINGLE PERSON, by deed from KARL E. ROLLER, JR. AND JILL L. ROLLER, BOTH UNMARRIED, of record in Book 9632, page 285, dated March 29,

1995, said Register's Office. Greater Nashville Regional Counsel, Public Guardianship Program for the Elderly was granted power to convey by order in Case No. 11P-661, Probate Clerk's Office for Davidson County, Tennessee.

This improved property is known as 6005 Bradford Hills Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of October, 2011.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator of Pauline W. Lucht

Kim Hale

By: Kim Hale
Its: District Public Conservator

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is District Public Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 20th day of October, 11.

Brandy K. Gomaz

Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013